

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Dennis J Mirabito
Debtor

Dennis J Mirabito
Movant
v.

SN Servicing Corporation as
servicer for U.S. Bank Trust
National Association, as Trustee of
LB-Igloo Series VI Trust
Kenneth E. West
Respondents

Case No.: 24-14319-amc

Chapter: 13

Judge: Ashely M. Chan

Hearing Date:
July 22, 2025, at 11:00 am

SETTLEMENT STIPULATION

AND NOW, upon the Motion of Debtor, Dennis J Mirabito (the “Debtor”) for Sale of the Property located at 50 Rabbit Run Lane, Casco, ME 04015 (the “Property”), and the Limited Objection of Creditor, SN Servicing Corporation as servicer for U.S. Bank Trust National Association, as Trustee of LB-Igloo Series VI Trust (the “Creditor”); it is hereby agreed as follows:

1. Debtor has entered into an Agreement of Sale for the sale of the Property for the amount of \$900,000.00.
2. The current payoff amount to pay Creditor’s loan in full is anticipated to be approximately \$789,194.00, good through August 8, 2025. Prior to closing, Creditor shall provide an update payoff to Counsel for Debtor as requested.
3. Creditor’s loan shall be paid in full from the proceeds of the sale of the Property, absent further Order of the Court.

4. The parties request that this Honorable Court approve this Stipulation.

Date: July 18, 2025

/s/ Lauren M. Moyer

Lauren M. Moyer, Esquire
Friedman Vartolo, LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
Counsel for Creditor

Date: July 18, 2025

/s/ Paul J. Winterhalter

PAUL J. WINTERHALTER, Esq.
Counsel for Debtor

Date: July 18, 2025

/s/ Kenneth E. West

KENNETH E. WEST
Chapter 13 Trustee